

VILLAGE OF KEY BISCAYNE
88 WEST MCINTYRE STREET
KEY BISCAYNE, FL 33149

ZONING ORDINANCE REVIEW COMMITTEE

THURSDAY, OCTOBER 16, 2008 8:30 A.M.
(Rescheduled from October 9, 2008)

BUILDING, ZONING, AND PLANNING DEPARTMENT
CONFERENCE ROOM, 2ND FLOOR ROOM 250

AGENDA

1. Attendance
2. Approval of Minutes: September 18, 2008
3. Review of Zoning Ordinance
 - a. Policy discussion regarding Transfer Development Rights (see below email from the Chair)*
 - b. Research report from Village Attorney: TDR consistency with Master Plan, existing and proposed zoning referendum, and barrier island/DCA issues
4. Public comment
5. Next Meeting Date
 - a. Agenda Items Recommended by Committee
6. Adjournment

* To prescribe redevelopment goals and standards to accomplish master plan goals, especially for the commercial district along Crandon Boulevard, if, as and when redevelopment opportunities arise. The proposition includes possible incentives, including transfer of development rights. The goals include senior services, affordable housing, civic uses, pedestrian opportunities, local business support etc. In talking about this, an old thought arises: should we suggest a zoning in progress ordinance to control, for ex, the Stefano's strip.

Minutes: September 18, 2008

1. The meeting was called to order at 8:46 a.m.
2. Attendance was recorded by Staff.
3. The minutes of the July 17, 2008 meeting were approved.

4. The Committee discussed the following: maintaining landscaping, enforcing the existing landscape regulations, replacement of landscaping that is voluntarily removed or destroyed due to storms. The existing regulations were approved subject to a requirement that if required landscaping was removed in the front yard that it must be replaced. There was discussion pertaining to regulations in the commercial district that would result in a more pedestrian environment. Staff commented that the commercial district regulations were amended several years ago to include design incentives and a required 10 ft. setback from the front property line.

5. The meeting adjourned at 9:57 a.m.

6. Respectfully Submitted
Jud Kurlancheek, AICP, Director
Building, Zoning, and Planning Department